

121.A

0001

0206.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 471,200 /

USE VALUE: 471,200 /

ASSESSED: 471,200 /

Total Card /

Total Parcel

471,200

471,200

471,200

PROPERTY LOCATION

| | | |
|-----|--------|------------------------|
| No | Alt No | Direction/Street/City |
| 114 | | PLEASANT ST, ARLINGTON |

OWNERSHIP

Unit #:

206

Owner 1: O ROURKE LAUREN

Owner 2:

Owner 3:

Street 1: 48 TRILLIUM RD

Street 2:

Twn/City: FAIRFIELD

St/Prov: CT

Cntry:

Own Occ: N

Postal: 06824

Type:

PREVIOUS OWNER

Owner 1: CUNNINGHAM MARY F TR -

Owner 2: MARY F CUNNINGHAM R/E TRUST -

Street 1: 114 PLEASANT ST. UNIT 206

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1900, having primarily Brick Exterior and 953 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| | | | |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
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PROPERTY FACTORS

| | | | | | | |
|------------|------|-------------|---|---------|------|-------------|
| Item | Code | Description | % | Item | Code | Description |
| Z | R6 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6035 | | | | | | | | | | | | | | | | |
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|---------------|------------------|--------|---|
| Type: | 7 - Condo Garden | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 11 - Membrane | | |
| Color: | BRICK | | |
| View / Desir: | DV - GDV | | |

| | | | |
|------------|---|---------|---------|
| Full Bath: | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 0 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

| | |
|--|--------------------|
| | Building Number 1. |
|--|--------------------|

GENERAL INFORMATION

| | |
|--------------------|-------------|
| Grade: C - Average | |
| Year Blt: 1900 | Eff Yr Blt: |
| Alt LUC: | Alt %: |
| Jurisdicth: | Fact: |
| Const Mod: | |
| Lump Sum Adj: | |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 0 | Rating: | Average |
| WSFlue: | | Rating: | |

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|--------------|----|--------|---|----------|----|-------|----|----|----|---|------------|
| 1st Res Grid | Desc: Line 1 | | | | | | | | | | | # Units: 1 |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 4 | | BRs: 2 | | Baths: 1 | | HB: 0 | | | | | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | F - Front |
| Total Units: | |
| Floor: | 2 - 2nd Floor |
| % Own: | 4.438000202 |
| Name: | 20 - 6035 |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

RES BREAKDOWN

| No | Unit | RMS | BRS | FL |
|---------------|------|-----|-----|----|
| 1 | | 4 | 2 | 0 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Totals | | | | |
| 1 | | 4 | 2 | |

INTERIOR INFORMATION

| | | | |
|---------------|----------------|--------------|----|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

DEPRECIATION

| | | | |
|-------------|--------------|------|---|
| Phys Cond: | AV - Average | 30.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 30.6 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 320.00 |
| Size Adj.: | 1.12959075 |
| Const Adj.: | 1.27209091 |
| Adj \$ / SQ: | 459.822 |
| Other Features: | 30000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.45000005 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 678904 |
| Depreciation: | 207745 |
| Depreciated Total: | 471160 |

COMPARABLE SALES

| Rate | Parcel ID | Type | Date | Sale Price |
|-------------------|-----------|--------------|--------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | | Before Depr: | 666.74 | |
| Special Features: | 0 | Val/Su Net: | 494.44 | |
| Final Total: | 471200 | Val/Su SzAd | 494.44 | |

| | | | | | | | | | | |
|-------------|-------|--|--------|--|-----------|--|-------|--|--------|--|
| MOBILE HOME | Make: | | Model: | | Serial #: | | Year: | | Color: | |
|-------------|-------|--|--------|--|-----------|--|-------|--|--------|--|

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.A-0001-0206.0

[illegible]

More: N Total Yard Items: Total Special Features: Total:

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|--------------|-----------|-----------|--------------|-----|
| GLA | Gross Liv Ar | 953 | 459.820 | 438,210 | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Net Sketched Area: | | 953 | Total: | 438,210 | |
| Size Ad | 953 | Gross Are | 953 | FinArea | 953 |

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

